

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR GROUND SIGN HEIGHT VARIANCE FROM 15 FT TO 50 FT FOR AN EXISTING POLE SIGN AT 2010 STATE ROAD 434; (SID MONZADEH, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 06-23-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR GROUND SIGN HEIGHT VARIANCE FROM 15 FT TO 50 FT FOR AN EXISTING POLE SIGN AT 2010 STATE ROAD 434; (SID MONZADEH, APPLICANT); OR
2. **DENY** THE REQUEST FOR GROUND SIGN HEIGHT VARIANCE FROM 15 FT TO 50 FT FOR AN EXISTING POLE SIGN AT 2010 STATE ROAD 434; (SID MONZADEH, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #3, Van Der Weide)

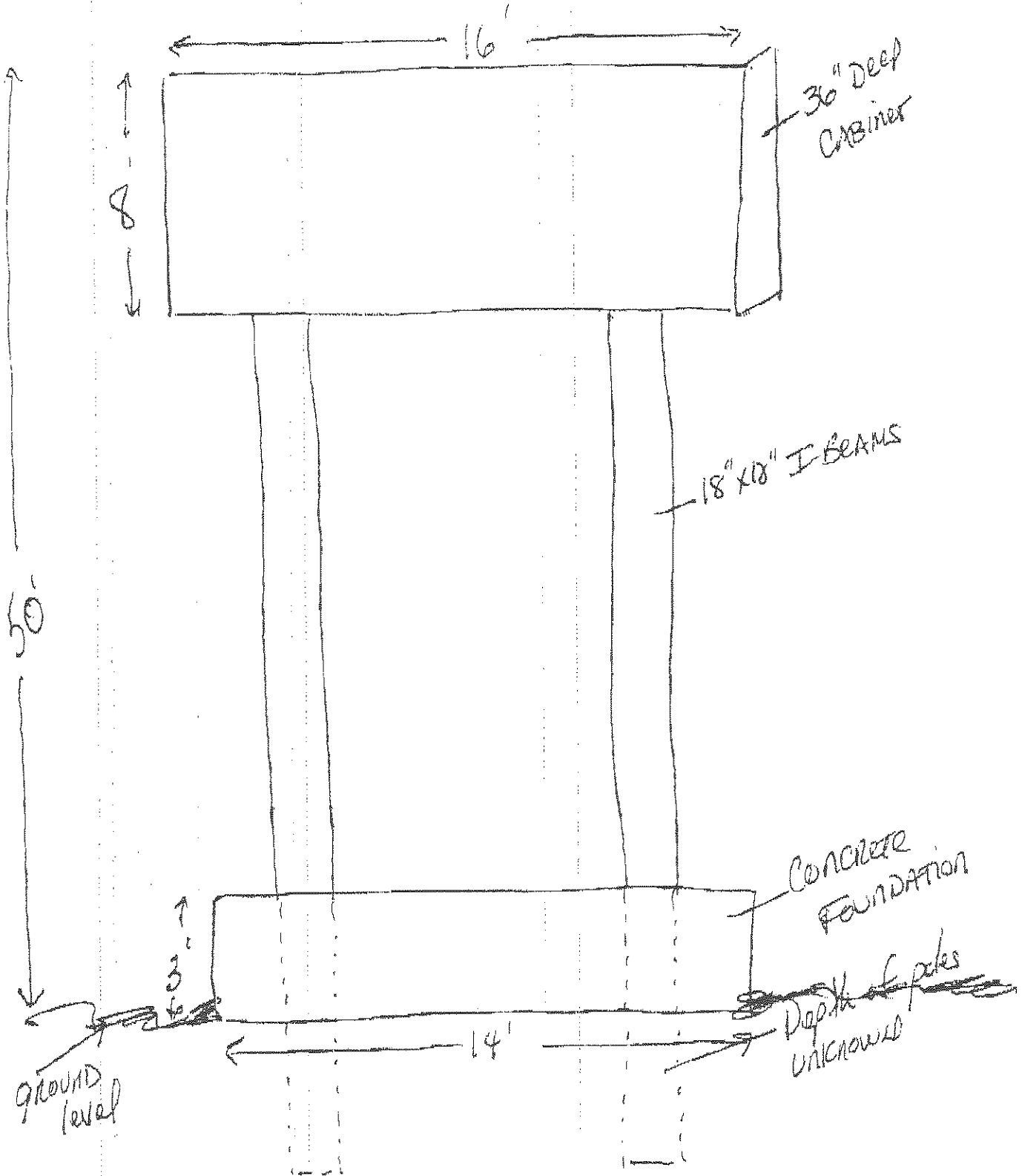
(Earnest McDonald, Principal Coordinator)

GENERAL INFORMATION	SID MONZADEH, APPLICANT 2010 STATE ROAD 434 LONGWOOD, FL 32779	C-2 DISTRICT, LDC SECTION 30.1243(a)(bb)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO REPLACE THE COPY AREA OF AN EXISTING NONCONFORMING SIGN THAT EXCEEDS THE 15 FT HEIGHT LIMITATION FOR A PERMANENT POINT OF SALE SIGN. • THE EXISTING SIGN HAS A COPY AREA THAT IS 128 SF (8 FT BY 16 FT) IN SIZE. • THE HEIGHT OF THE EXISTING SIGN IS 50 FT, WHICH EXCEEDS THE MAXIMUM 15 FT HEIGHT LIMIT BY 35 FT. • A SIGN HEIGHT VARIANCE FROM 15 FT TO 50 FT IS THEREBY REQUESTED TO ALLOW FOR THE REPLACEMENT OF THE COPY AREA AND MAKE THE EXISTING SIGN STRUCTURE CONFORMING. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE LAND DEVELOPMENT CODE (LDC) ALLOWS A GROUND OR POLE SIGN TO PROJECT UP TO FIFTEEN (15) FT ABOVE THE ELEVATION OF THE ADJOINING 	

	<p>ROAD CROWN.</p> <ul style="list-style-type: none">• THE EXISTING POLE SIGN IS TARGETED TOWARD INTERSTATE-4, WHICH HAS A ROAD CROWN ELEVATION APPROXIMATELY 22.5 FT ABOVE THE BASE OF THE EXISTING SIGN. THEREFORE, A SIGN UP TO 37.5 FT WOULD BE PERMITTED WITHOUT A VARIANCE.• THE APPLICANT HAS FAILED TO DEMONSTRATE A HARDSHIP EQUIVALENT TO THE VARIANCE REQUESTED.• SECTION 30.1348 OF THE LDC PREVENTS THE ALTERATION, EXTENSION OR ENLARGEMENT OF NONCONFORMING STRUCTURES, SUCH AS THE EXISTING SIGN; THE GRANT OF THE REQUESTED VARIANCE WOULD CONFER SPECIAL PRIVILEGES DENIED TO OTHER PROPERTIES IN SIMILAR COMMERCIAL DISTRICTS BY ALLOWING THE ALTERATION OF A NONCONFORMING SIGN WITHOUT THE DEMONSTRATION OF A HARDSHIP.• BASED ON THE PREVIOUS FINDING, THE REQUESTED VARIANCE WOULD NOT BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE SIGN IN QUESTION.• THE REQUESTED VARIANCE WOULD NOT BE COMPLIANT WITH THE LAND DEVELOPMENT CODE AND WOULD BE POTENTIALLY INJURIOUS TO THE PUBLIC WELFARE.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• STAFF RECOMMENDS DENIAL OF THE REQUEST FOR GROUND SIGN HEIGHT VARIANCE FROM 15 FT TO 50 FT FOR THE EXISTING POLE SIGN UNLESS THE APPLICANT CAN DEMONSTRATE A HARDSHIP. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS:<ul style="list-style-type: none">○ ANY SIGN HEIGHT VARIANCE GRANTED SHALL APPLY ONLY TO THE SIGN DEPICTED ON THE ATTACHED SITE PLAN; AND○ ANY ADDITION CONDITIONS DEEMED APPROPRIATE BY THE BOARD, FOLLOWING ADDITIONAL INFORMATION PRESENTED AT THE PUBLIC HEARING.

05/26/03 WED 10:04 FAX

001





SANILANDO SPRINGS
TRACT 27
PLAT BOOK 4